

## FW: Vacation rentals in small scale neighborhoods

Cherie McKee

Mon 8/8/2016 9:30 AM

To: cr\_board\_clerk Clerk Recorder <cr\_board\_clerk@co.slo.ca.us>; Adam Hill <ahill@co.slo.ca.us>; Bruce Gibson <bgibson@co.slo.ca.us>; Debbie Arnold <darnold@co.slo.ca.us>; Frank Mecham <fmecham@co.slo.ca.us>; Lynn Compton <lcompton@co.slo.ca.us>;

Cc: Hannah Miller <hmill@co.slo.ca.us>; Jennifer Caffee <jcafee@co.slo.ca.us>; Jocelyn Brennan <jbrennan@co.slo.ca.us>; Vicki Shelby <vshelby@co.slo.ca.us>;

2 attachments (994 KB)

VACATION RENTALS IN THE SMALL SCALE NEIGHBORHOODS.docx; photos of vacation rental in small scale neighborhood.pdf;

fyi

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**From:** Louisa Smith [mailto:louisasmith@sbcglobal.net]  
**Sent:** Friday, August 05, 2016 2:57 PM  
**To:** Cherie McKee <cmckee@co.slo.ca.us>; Marie Jaqua <cayucans@charter.net>; Ken & Sandy Wright <kenwright08@sbcglobal.net>; Joanne Riester <djriester@sbcglobal.net>; Bruce Gibson <bgibson@co.slo.ca.us>  
**Subject:** Vacation rentals in small scale neighborhoods

Good Afternoon Cherie and Bruce,

I hope all is well.

Attached is a letter I am hoping can be distributed to the board for the meeting on Tuesday. I will also be reading in at the time of the hearing. There is a letter and photos in 2 different attachments.

Let me know if you have any questions,  
Lou Smith

Item No. 33  
Meeting Date: August 9, 2016  
Presented by: Lou Smith  
Rec'd prior to meeting & posted to web on: August 8, 2016

## VACATION RENTALS IN THE SMALL SCALE NEIGHBORHOODS

Vacation Rentals, which are allowed by the County in the Cayucos small-scale neighborhoods has been a disaster for the residents. Allowing these rentals has turned our neighborhoods in to hotel/motel zones.

The numbered streets are especially impacted. These are small neighborhoods with small lots, whose houses are only 6 feet apart in some cases. The streets are in scale with the neighborhoods, and cannot accomodate the influx of cars. This neighborhood should be able to create communities by getting to know their neighbors.

BUT NO.....

Transient renters are able to come in every weekend and use the neighborhood as their own private vacation spot. The attached photos will show that the parking is a disaster and the renters use the driveways and streets to gather. They are on vacation and everyday to them is weekend, so gathering outside in the middle of the week is the norm. While those of us who have to work the next day, are keep up by the noise.

The County has tried to regulate these renters, but that has been a failure. The county says the neighbors should complain but people don't like to complain and when they do, nothing seems to happen to alleviate the situation, which makes complaining useless. Those of us whose homes are located here want to live our lives in peace and don't want to be responsible for having to police our own neighborhoods.

If the county wants transient housing in Cayucos, then it should encourage motels, timeshare or hotels to be built in commercial zones. If the need exists, there will always be someone willing to fill the hole.

The use of single-family homes to fill this need is only an advantage to the rental agencies and the out-of-town owners who want to make money on their second homes. If they need the money, they are quite welcome to rent their homes as full time or long-term rentals. The need for full time rentals in Cayucos, is widespread. Adding more full time residents in these rentals will provide support to our businesses, schools and organizations.

It is time, to put a moratorium on issuing any additional vacation rental permits in the small-scale neighborhood. And it is certainly time to refuse any requests to waive the 100-foot separation of properties to allow another vacation rental.

If the county feels bad for those owners whose properties already have vacation rental permits, those could be grandfathered, providing the owners renew the permit in the time allowed. These grandfathered permits, would NOT be allowed to be transferred with the sale of the property nor passed down to inheritors on the death of the owners. As the properties change hands, that vacation rental permit will be retired.

If the county feels bad for the vacation rental businesses, they can take those permits lost in the small scale neighborhood and distribute them to those properties that are along the major streets, not in the single family neighborhoods.

Those of us who bought our single family home in a R-1 single family neighborhood, have right to what we purchased and to live inpeace.

This is the sentiment of the majority of the residents in this neighborhood. How would you feel if you lived 6 feet away from a house that is constantly being used as a motel ? Please do the right thing and help the residents of this neighborhood reclaim and build their community.

Lou Smith  
40 – 20<sup>th</sup> Street  
Caycuos





